

156.0

0003

0017.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
687,100 / 687,100
687,100 / 687,100
687,100 / 687,100

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 31 | | PARK CIR, ARLINGTON |

| OWNERSHIP | Unit #: |
|--------------------------|---------|
| Owner 1: XU YUAN | |
| Owner 2: XIAO ZHICHENG | |
| Owner 3: | |
| Street 1: 31 PARK CIRCLE | |
| Street 2: | |

| | |
|--------------------|------------|
| Twn/Cty: ARLINGTON | |
| StProv: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|----------------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: LUO JOVES YUNG-HSIANG - | |
| Owner 2: LUO JENNIFER LYNN - | |
| Street 1: 31 PARK CIRCLE | |
| Twn/Cty: ARLINGTON | |

| | |
|---------------|-------|
| StProv: MA | Cntry |
| Postal: 02476 | Type: |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 2242 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

| | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS | | | | | | |
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|----------------------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|---------|----|--------|---|--------|---|-----------------|-------------|-------------|--------|------|-----------|-------|
| LAND SECTION (First 7 lines only) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | Description LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class % | Spec Land % | J Code | Fact | Use Value | Notes |
| 101 | One Family | 6968 | Sq. Ft. | Site | | 0 | 70. | 0.86 | 8 | | | | Med. Tr | -5 | | | | | 418,314 | | | | | 418,300 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | | User Acct |
|------------------------------|-----------|----------------|------------|------------|-------------|--|--|-------------------|--|--|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | Legal Description | | | 103925 |
| 101 | 6968.000 | 268,800 | | 418,300 | 687,100 | | | Legal Description | | | GIS Ref |
| | | | | | | | | Legal Description | | | GIS Ref |
| | | | | | | | | Legal Description | | | Insp Date |
| | | | | | | | | Legal Description | | | 08/04/18 |



| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | Parcel ID 156.0-0003-0017.B | | | PRINT | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------------|------------|------|-------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | Date | Time | | |
| 2022 | 101 | FV | 268,800 | 0 | 6,968. | 418,300 | 687,100 | | Year end | 12/23/2021 | | | | |
| 2021 | 101 | FV | 259,200 | 0 | 6,968. | 418,300 | 677,500 | | Year End Roll | 12/10/2020 | | | | |
| 2020 | 101 | FV | 259,200 | 0 | 6,968. | 418,300 | 677,500 | | 677,500 Year End Roll | 12/18/2019 | | | | |
| 2019 | 101 | FV | 245,400 | 0 | 6,968. | 418,300 | 663,700 | | 663,700 Year End Roll | 1/3/2019 | | | | |
| 2018 | 101 | FV | 273,400 | 0 | 6,968. | 370,500 | 643,900 | | 643,900 Year End Roll | 12/20/2017 | | | | |
| 2017 | 101 | FV | 273,400 | 0 | 6,968. | 310,700 | 584,100 | | 584,100 Year End Roll | 1/3/2017 | | | | |
| 2016 | 101 | FV | 257,000 | 0 | 6,968. | 310,700 | 567,700 | | 567,700 Year End | 1/4/2016 | | | | |
| 2015 | 101 | FV | 214,800 | 0 | 6,968. | 268,900 | 483,700 | | 483,700 Year End Roll | 12/11/2014 | | | | |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|------------|-----------|--|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | |
| LUO JOVES YUNG- | 68718-249 | | 1/5/2017 | | | 657,000 | No | No | | | | | |
| LUO YEN HSUEH - | 56712-95 | | 4/8/2011 | Family | | 375,000 | No | No | | | | | |
| LEE CHING HO | 26758-125 | | 10/21/1996 | | | | 1 | No | A | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|----------------------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | |
| 10/9/2014 | 1335 | Siding | 7,000 | | | | | Roof and vinyl sid | 8/4/2018 | Inspected | HS | Hanne S | | | |
| 10/29/1993 | 538 | | 1,875 | | | | | WDK 10X12 | 7/31/2018 | MEAS&NOTICE | BS | Barbara S | | | |
| | | | | | | | | | 10/6/2016 | Measured | DGM | D Mann | | | |
| | | | | | | | | | 4/11/2016 | SQ Returned | EMK | Ellen K | | | |
| | | | | | | | | | 1/20/2009 | Measured | 372 | PATRIOT | | | |
| | | | | | | | | | 11/30/1999 | Meas/Inspect | 268 | PATRIOT | | | |
| | | | | | | | | | 5/1/1982 | | GP | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|-----|------------------------------------|-----------------|---------------------|-----|---|------------|--------|----------|----------------------|------|-------|------------|--|--------------|----|---|---|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 21 - Split Level | | | | Full Bath: 1 | Rating: Good | | | PDAS. | | | | | | | | | | | | | |
| Sty Ht: 1T - 1 & 3/4 Sty | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | |
| Color: TAN | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| View / Desir: | | | | Fpl: 2 | Rating: Average | | | Other | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | |
| Year Blt: 1961 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | |
| Jurisdct: G17 | Fact: . | | | Floor: | | | | Totals | RMs: 6 | BRs: 4 | Baths: 1 | HB: 1 | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | |
| INTERIOR INFORMATION | | | | Phys Cond: AV - Average | 31. % | | | Interior: | 1 | 6 | 4 | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Functional: | | % | | Additions: | | | | | | | | | | | | | |
| Prim Int Wal: 1 - Drywall | | | | Economic: | | % | | Kitchen: | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Special: | | % | | Baths: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Override: | | % | | Plumbing: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Total: | 31 % | | | Electric: | | | | | | | | | | | | | |
| Sec Floors: | | % | | CALC SUMMARY | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Basic \$ / SQ: 100.00 | | | | General: | | | | | | | | | | | | | |
| Subfloor: | | | | Size Adj.: 1.31603229 | | | | Totals | 1 | 6 | 4 | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Adj \$ / SQ: 131.590 | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Other Features: 110500 | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | Adj Total: 389506 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Depreciation: 120747 | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciated Total: 268759 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | | |
| Make: | | | | Juris. Factor: 1.00 | | Before Depr: 131.59 | | | | | | | | | | | | | | | |
| Model: | | | | Special Features: 0 | | Val/Su Net: 95.22 | | | | | | | | | | | | | | | |
| Serial #: | | | | Final Total: 268800 | | Val/Su SzAd: 170.50 | | | | | | | | | | | | | | | |
| Year: | | | | | | | | | | | | | | | | | | | | | |
| Color: | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 156.0-0003-0017.B | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | |
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | AssessPro Patriot Properties, Inc | | | | | |